

# 2016 Facility Condition Assessment and Educational Suitability Assessment

## SMALL MIDDLE SCHOOL



### Facility Site

4801 Monterey Oaks Blvd.  
Austin, TX 78749

Building Area: 158,395 Square Feet

Site: 37 Acres

Date of First Construction: 1999

### Assessment Timeline

Facility Condition Interview: 08/09/16

Facility Condition Field Visit: 08/09/16

Educational Suitability Interview: 08/11/16

Educational Suitability Field Visit: 08/11/16

## Facility Summary



Small Middle School was established in 1999, and consists of one main campus building. The Main School Building (BLDG-060A) contains classrooms, administration office, two gymnasiums, cafeteria, and kitchen.

### Facility Condition Assessment (FCA)

The FCA is a process that is used to understand the deficiencies of a facility. It is conducted by a team of architects and engineers of various disciplines. The FCA is performed using existing data, facility staff interviews, facility walk-through assessments, analysis, and cost estimating.

#### FCA REPORT CARD

Small Middle School

**62**

\*The FCA score is equal to 100 minus the Facility Condition Index (FCI). The FCI is equal to the cost to maintain, repair and replace deficiencies of a facility divided by the current replacement value of the facility.

\*The FCA and ESA scores are not a representation of the school's academic performance and does not reflect any construction or improvements performed after the assessment date.  
\*These are draft scores pending AISD feedback.

### Links to Online Surveys:

[AISD Educational Suitability Survey](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Survey) - [https://www.surveymonkey.com/r/AISD\\_Educational\\_Suitability\\_Survey](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Survey)

[AISD Cuestionario para la Condicion de Instalacion y Conveniencia Educativa](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Espanol) - [https://www.surveymonkey.com/r/AISD\\_Educational\\_Suitability\\_Espanol](https://www.surveymonkey.com/r/AISD_Educational_Suitability_Espanol)

### Educational Suitability Assessment (ESA)

The ESA measures the degree to which the facility supports teaching and learning considering the exterior and site, academic spaces, support spaces, future-ready spaces, library and media center, security, technology, storage, fixtures, furniture and equipment, environmental quality, and controllability of lighting and HVAC systems.

#### ESA REPORT CARD

Small Middle School

**70**

# 2016 Facility Condition Assessment and Educational Suitability Assessment

## Facility Condition Assessment

Rating Scale:



Excellent



Good



Average



Poor



Fail

BLDG-060A  
Main School Building

### Mechanical / HVAC

Mechanical / HVAC

P

Domestic Water Distribution

A

Plumbing Fixtures

A

Elevators & Lifts

G

### Electrical

Electrical Distribution

A

Lighting

P

Communications & Security

A

Fire Alarm

G

Fire Protection / Suppression

A

### Exterior Architecture

Exterior Doors

A

Exterior Walls

A

Exterior Windows

G

Exterior Stairs

A

Roofing

P

### Interior Architecture

Interior Ceiling Finishes

A

Interior Doors

G

Interior Floor Finishes

A

Interior Walls

A

Interior Wall Finishes

A

Interior Stairs

G

### Site / Civil

Roadways

A

Parking Lots

A

Pedestrian Paving (Sidewalks)

A

Site Development

G

Landscaping

P

Play Fields

P

### Crawl Space

Drainage Below Building

N/A

Access / Ventilation

N/A

Foundation

N/A

Exposed Pipes

N/A

Exposed Ductwork

N/A

## Education Suitability Assessment

### Rating Scale



**Excellent**  
81-100



**Good**  
66-80



**Average**  
51-65



**Unsatisfactory**  
36-50



**Very Unsatisfactory**  
20-35

Assessment Area	Score
Exterior	72
General Building	77
General Academic & Elective Spaces	69
Future Ready Student Development	65
Library / Media Center	93
Security	68
Technology	60
Storage	47
Furniture, Fixtures & Equipment	53
Environmental Quality (Lighting, Odors, Pests)	76
Controllability of Systems (Lights, Temps, Blinds)	76